



# IMPACT

HOMES

**SUBURB PROFILE**

**YARRABILBA QLD 4207**

# Introducing...

# Yarrabilba

Located in the Jimboomba area within the City of Logan, Yarrabilba is strategically positioned between the Brisbane CBD and the Gold Coast CBD. Just over 45 minutes north of Yarrabilba via the Pacific Highway is the Brisbane CBD, while less than an hour's drive south via the Pacific Highway is Surfer's Paradise on the Gold Coast. Its perfect position as 'the heart of all,' means Yarrabilba is a short, 24 minutes' drive from favourite tourist destination, Tamborine Mountain and is a 30 minutes' drive from world-famous theme parks. These include Dreamworld and Warner Brothers Movie World. Springfield Central, home to Queensland's 9th largest shopping centre, is also a 30 minutes' drive away via the Mount Lindesay Highway.

In 2010, the Yarrabilba suburb, spanning 2,222 hectares, was declared a Priority Development Area (PDA). As a result, the Yarrabilba Estate master planned community was approved. Yarrabilba Estate's development began in 2011, with a scheduled completion date of 2041 and an estimated end value of \$11+ billion. Upon the estate's completion, it's anticipated that Yarrabilba will be home to more than 45,000 people and 17,000 residential dwellings.

Yarrabilba Estate's master plan dedicates approximately 25% of the estate to recreational areas and environmental corridors. In January 2014, Yarrabilba opened Darlington Parklands, which is a large, unique park near the entrance of the estate. It contains a free waterpark, with shallow pools and water fountains as well as playground equipment, forts, climbing walls and a 30m flying fox. Other recreational facilities include open spaces to kick around a ball, a basketball court, soccer and cricket pitches and an outdoor gym containing mini exercise equipment for children. A pedestrian and cycle network, a football field, wetlands with a boardwalk, picnic areas and LED light poles displayed throughout the parklands are additional features of the Yarrabilba Estate master plan.

Approval has been received for 11 primary and secondary schools and a range of childcare centres, such as the Bambini Early Childhood Development Centre. A town centre consisting of up to 50,000sqm of retail outlets, 2 district centres, 5 neighbourhood shopping centres and a 100+ hectare Mixed Industry Business Area (MIBA) are also planned.

- **About the Jimboomba Level 2 Statistical Area:**

- It's growing faster than QLD as a whole
- Over the next 25 years (from 2011 to 2036), the population growth rate will be 4.6% per year (more than double QLD's annual rate of 1.9%)
- Population will triple during the 25 year period, from 20,200 to 62,400

- **About Logan City:**

- It's considered the gateway to QLD and the Asia Pacific region
- Lies within the Southern Growth Corridor, right next door to the Western Growth Corridor, which is the 4th fastest expanding region in Australia
- Billions of dollars' worth of infrastructure projects completed, in progress, approved or proposed in the city
- By population, it's the fifth largest local government area (LGA) in Australia
- Currently, the city's population is approx. 305,000 or 6.4% of QLD's population, but by 2036, it will smash the half a million mark (522,000)
- To support the future population, an additional 70,000 to 84,000 homes will be built over next 20 years
- According to forecasts, the city will be the 3rd fastest growing LGA in QLD from 2011 to 2036

# YARRABILBA

Home to \$11+ billion  
Yarrabilba Estate  
(in progress)

## In the heart of it all

(directly in-between Brisbane &  
Gold Coast)



**45,000+**  
people in Yarrabilba by  
2041

### JIMBOOMBA AREA

Population will triple  
from 2011 to 2036

## Situated in Logan City

### 3RD FASTEST

growing LGA in QLD  
(2011 to 2036)



**522,000+**  
people in Logan City by  
2031



**\$13**

BILLION in projects in  
Logan City

## EMPLOYMENT

Yarrabilba expects growth of:

**120%+**

(10,000-20,000  
new jobs by 2031)

- **Between 2006 and 2026, Yarrabilba and surrounding suburbs expect:**
  - A massive employment growth of 120%+
  - Access to approx. 10,000 to 20,000 new jobs
- **Projects in Logan City with the greatest impact on the local job economy:**
  - \$11+ billion Yarrabilba Estate
  - \$600 million Redevelopment of the Jeta Gardens Retirement and Aged Care Resort in Bethania
  - \$550 million Eco-friendly Tourism Village in Carbrook
- **Logan City is on track to deliver 53,000 new jobs over the next 20 years**
- **Once the Yarrabilba Estate is complete, an estimated 13,000 on-site jobs will become available**
- **Yarrabilba residents benefit from the following amenities:**
  - Future educational, shopping, recreational and business facilities in the Yarrabilba Estate
  - Top-performing schools, award-winning universities, train stations, numerous childcare centres, major shopping centres, neighbourhood shopping centres and medical centres etc.
  - Within a 20 minutes' drive: Emmaus College (one of QLD's best Catholic schools), Griffith University's Logan Campus, the Grand Plaza Shopping Centre and Village Square, the Logan Hyperdome and Home Centre (Logan City's largest shopping centre), the Logan Public Hospital (recently underwent a \$145 million expansion), the Loganlea Railway Station etc.
  - Other nearby amenities: the Logan Village Library, the Bethania Aquatic Centre, the Logan Metro Indoor Sports Centre, the Windaroo Lakes Golf Course, the Logan Entertainment Centre, Tamborine Mountain's wineries etc.
  - Logan City's community facilities: 3 indoor sports centres, 116 sporting facilities, 6 aquatic centres, 1 art gallery, 55 neighbourhood centres, 4 community facilities, 9 libraries, 6 cultural facilities, 2 entertainment venues, 7 clinics dedicated to immunisation etc.

*(Sources: ABS 2011; Better Education Pty Ltd 2014; BITRE 2013; Google Maps 2015; Jeta Gardens Retirement and Aged Care Resort 2015; Lend Lease Corporation 2015; Logan City Council 2014; Logan City Council 2015; NearMap 2015; QGSO 2013; QGSO 2015; QIC Logan Hyperdome 2015; REMPLAN 2015; Terry Ryder Hotspotting Report 2014; The State of Queensland (Department of Infrastructure, Local Government and Planning) 2015; Where Is 2015)*



# Education

More than 30 top-performing, public or private schools, as well as special schools, are accessible within a 20 minutes' drive of Yarrabilba's urban centre. Logan Village State School, Cedar Creek State School, Jimboomba State School and Emmaus College in Jimboomba are the closest, existing schools. Followed by the Hills International College, the Saint Philomena School, the Logan Reserve State School and Canterbury College. All aforementioned schools are less than 15 minutes from Yarrabilba.

Eleven primary and secondary schools are currently planned for the Yarrabilba Estate. Construction on the first primary school is expected to begin in 2016 and once it's complete, it will support 770 students. Education is provided to students in Prep to Year 6 at the co-ed, Logan Village State School. According to yearly National Assessment Program Literacy and Numeracy (NAPLAN) test results, students at Logan Village State School consistently perform above the minimum national standard.

Cedar Creek State School is a Prep to Year 6, co-ed schools, while the co-ed, Jimboomba State School caters for students in Prep to Year 6. As well as a pool and science room, Jimboomba State School also has a Special Education Program facility, dedicated to students with disabilities. Located 12 kilometres west of Yarrabilba is Emmaus College, a Prep to Year 12, co-ed school, ranked one of the best Catholic schools in Queensland, due to its high percentage of OP 1 to 15 students. Once a proposed Trades Skills Centre is approved and completed, Emmaus College students interested in a career in hospitality, agriculture or horticulture, will be professionally trained via the use of a dining court, an extended agriculture shed and new equipment.

For the past 3 years in a row, every eligible Year 12 graduate of the Hills International College has been accepted into a university. On top of this achievement, the consistently excellent results of the Colleges' students in the NAPLAN and QCS tests over the last few years, have maintained the Colleges' position as one of the top-performing independent schools in Queensland. A maximum enrolment of 650 male and female students, from Prep to Year 12, benefit from internationally-renown learning programs and a variety of facilities. Students in the Colleges' Golf Academy have access to unique Golf Education Programs and a championship golf course.

Saint Philomena School, regarded as the best school in Park Ridge, is a Prep to Year 12, co-ed Catholic school a mere 12 minutes north of Yarrabilba. NAPLAN results from the last seven years revealed 100% of Philomena students were outperforming the national average and they continue to do so. As a result, the school was and remains, one of the top-performing Catholic schools in Queensland. Situated in Logan Reserve, the Logan Reserve State School provides education to students from Prep to Year 6. A science lab and a library are just two of the new facilities at the school. Recognised for its academic, cultural and sporting achievements, the independent, co-ed, Canterbury College has a reputation for excellence and also gives its students access to state-of-the-art facilities.

Tertiary institutions less than half an hour away include Queensland TAFE campuses in Loganlea, Browns Plains and Springfield Central. Australia's number one Vocational Education Provider in 2013, Evocca College, has campuses in Beenleigh and Woodridge. Griffith University's Logan Campus is situated in Meadowbrook, a mere 22 minutes' drive from Yarrabilba. As one of only two universities in South East Queensland, listed on the Academic Ranking of World Universities, Griffith University is in the top 5% of universities in the world. Additionally, the university received a 5 star QS Stars rating, which indicated Griffith University graduates were highly employable.



Springfield Central is 30 minutes north-west of Yarrabilba. Located within the CBD is the 18-hectare, education precinct known as the Education City. Dedicated to providing students in the local area with access to a broad range of educational services, it's home to three institutions. These are the University of Southern Queensland's Springfield Campus, the Springfield Campus of TAFE Queensland South West and the Union Institute of Language's Springfield Campus. Currently doubling in size to meet demand, the Springfield Campus of the University of Southern Queensland has started the expansion with the construction of a \$45 million, 5 Star Green Star flagship building. It opened in March 2015 and includes a library, learning and study areas and more.


In September 2014, USQ won the UniSuper Award for Innovation. Awarded for USQ's unique development pathways, which aid students transitioning to university degrees and more, the university is now recognised as a leader in the ongoing push to increase tertiary education participation. Like USQ, TAFE is an award-winning tertiary institution, with a number of multicultural awards under its belt. UIL assists students from around the world in learning English by offering high-quality courses.

Opening mid-2015 in the Yarrabilba Estate is the Bambini Early Childhood Development Centre. It will cater to children up to 5 years of age. Lisa's Family Day Care Centre can also be found in the Yarrabilba Estate on Boice Street. Nine other existing childcare centres are situated within a 10 minutes' drive. In Logan Village, there is a Goodstart Early Learning Centre, the Logan Village Child Care Angels Centre and the C&K Logan Village Community Kindergarten. Twelve kilometres away is the Johanna Street Early Learning Centre, the Tamborine Family Day Care Centre and the kindergarten at Emmaus College. Jimboomba Community Kindergarten and the Jimboomba Early Childhood Education and Care Centre are a 10 minutes' drive west of Yarrabilba.

*(Sources: Australian Labour 2014; Better Education Pty Ltd 2014; Canterbury College Ltd 2012; Emmaus College Jimboomba 2009; Evocca College 2015; Google Maps 2015; Griffith University 2015; Hills International College 2015; Internet Find 2015; National Assessment Program 2013; St Philomena School 2015; Study Brisbane 2015; TAFE Queensland 2014; The State of Queensland (Department of Education and Training) 2015; UIL 2007; Umbria Associates Pty Ltd 2012; University of Southern Queensland 2015; Where Is 2015)*

11 

Schools + Childcare Centres  
planned for Yarrabilba  
Estate

30+ 

Within 20 minutes

10min

From top-performing  
Emmaus College

11min

From top-performing Hills  
International College

22min

From the Logan Campus  
of the top-performing  
Griffith University

29min

From Springfield Campus  
of the award-winning  
University of Southern  
Queensland

10 

Child care centres within  
10 minutes



# Shopping

Yarrabilba Estate plans to provide residents with a myriad of shopping facilities. A town centre, consisting of approximately 40,000sqm to 50,000sqm of retail and up to 50,000sqm of bulky goods will be Yarrabilba's premier shopping destination. Residents can also access two district centres and five neighbourhood centres. Village Centre will be the first neighbourhood centre and it may include a supermarket and specialty stores.

Less than half an hour from Yarrabilba, there are 26 shopping facilities, consisting of major shopping centres and neighbourhood centres. Neighbourhood centres are not limited to the Woolworths Neighbourhood Centre in Logan Village, the Jimboomba Shopping Centre and the Jimboomba Junction Shopping Centre. Major shopping centres include the Logan Hyperdome and Home Centre, the Grand Plaza Shopping Centre and Village Square and the Orion Springfield Central Shopping Centre. For more shopping facilities, see below.

## ***Less than 10 minutes from Yarrabilba, there are 6 neighbourhood centres.***

- Woolworths Neighbourhood Centre in Logan Village (7km, 6min from Yarrabilba)
  - Contains a 3,000sqm Woolworths, 2 specialty stores, 2 medical centres, 2 ATMs and 215 car spaces
- Wharf Street Neighbourhood Centre in Logan Village (7km, 6min from Yarrabilba)
  - Situated on the corner of Wharf Street and Albert Street
  - Contains a Taylor and Cook real estate agency office, the Logan Village hardware store, a locksmiths, a Bendigo Bank ATM and a Century 21 real estate agency office
- The Village Place Neighbourhood Centre in Logan Village (7km, 6min from Yarrabilba)
  - Located opposite the Wharf Street Neighbourhood Centre
  - Contains a Friendly Grocer, a vet clinic, a country bakery, a Kutloose hair and beauty salon, an LJ Hooker real estate agency office, a QML Pathology centre, a dentist etc.
- Jimboomba Shopping Centre in Jimboomba (13km, 10min from Yarrabilba)
  - Positioned on the corner of Cusack Lane and the Mount Lindesay Highway
  - Contains a Woolworths, a Woolworths Petrol Plus, an Australia Post and Jimboomba Country Tavern
  - Centre also contains 34 fashion, homeware, fresh food and medical specialty stores
  - Specialty stores include a Buxtons Family Fashion store, the Jimboomba Medical Centre, the Cusack Lane Veterinary Surgery, a Smart Cuts Hair Salon, a Jimboomba Real Estate agency office, a Madhouse Discount Variety store, a VK Shield Accountancy services, a Dan Murphy's etc.
  - Other facilities in the centre include a parents' room with a change table, feeding chair etc., disabled toilets, disabled car parking spaces, etc.
  - 470 outdoor, undercover and disabled car parking spaces are available
- Jimboomba Junction Shopping Centre in Jimboomba (13km, 10min from Yarrabilba)
  - Located across from Jimboomba Shopping Centre, on the corner of Cusack Lane and South Street
  - Contains a 3,000sqm Coles, The Reject Shop and a Priceline Pharmacy, plus 11 specialty stores eg. A Caltex Service Station, the Jimboomba Junction Family Practice and Skin Cancer Clinic, an Escape Travel centre, a Zaraffa's Coffee, an Elders Real Estate agency office, a hair salon, a newsagency etc.
  - 281 car spaces, consists of 133 on ground level and 148 undercover
- Jimboomba Convenience Centre (13km, 10min from Yarrabilba)
  - Situated beside Jimboomba Junction Shopping Centre, on corner of Cusack Lane and South Street
  - Contains 20+ specialty stores eg. An LJ Hooker, a Domino's, a Coffee Club, a Jimboomba Jewellers, a Medicross Jimboomba medical centre, an optometrist, a dentist etc.
  - Onsite and undercover parking available

*Between a 16 and 23 minutes' drive of Yarrabilba are 13 neighbourhood centres.*

- Kensington Fair Shopping Centre (10 specialty stores eg. Friendly Grocer)
- An Aldi in Bethania
- Loganlea Road Neighbourhood Centre (7 specialty stores eg. A medical centre)
- Waterford Plaza Shopping Centre (28 stores eg. Coles and a medical centre)
- Greenbank Shopping Centre (20 stores eg. Woolworths and Petrol Station)
- Gallery Walk on Tamborine Mountain (famous tourist destination, 60+ shops)
- Edens Landing Shopping Centre (10 specialty stores eg. Medical centre)
- Park Ridge Place Shopping Centre (4 stores eg. Subway with more to come)
- Windaroo Village Shopping Centre (14 specialty stores eg. IGA, Liquorland etc.)
- Marsden Park Shopping Centre (To be redeveloped, 80+ stores once completed)
- Marsden on Fifth Shopping Centre (Woolworths + 16 specialty stores)
- Beaudesert Fair Shopping Centre (14 stores eg. Coles, Target Country etc.)
- The Mall Beenleigh Shopping Centre (Coles + 23 specialty stores, to be redeveloped, completion date is Dec-15)
- Beenleigh Market Place Shopping Centre (60+ stores eg. Big W, Woolworths etc.)
- Mitre 10 Mega Centre (Beenleigh's premier hardware destination)

Town Centre +  
2 district centres +  
5 Neighbourhood centres

planned for Yarrabilba  
Estate



**26 SHOPPING  
CENTRES**  
WITHIN 29 MINUTES

**6MIN**

From Woolworths  
Neighbourhood Centre  
in Logan Village

**25MIN**

From Grand Plaza  
Shopping Centre and  
Village Square



**25MIN**

From Orion Springfield  
Shopping Centre

(to become the 9<sup>th</sup> largest  
shopping centre in QLD)

**26MIN**

From Logan Hyperdome  
and Home Centre

(currently the largest shopping  
centre in Logan City)





*From 24 to 29 minutes, there are 4 neighbourhood centres and 3 shopping centres.*

- Logan Hyperdome and Home Centre (27km, 26min from Yarrabilba)
  - Positioned on the corner of the Pacific Highway and Bryants Road in Shailer Park
  - One of the largest shopping centres in Australia, also the biggest shopping centre in Logan City
  - Anchored by a Coles, Woolworths, Aldi, Big W, Kmart, Myer etc., includes another 220+ specialty stores eg. Valleygirl, JB HiFi, Footlocker, Priceline, the Logan Hyperdome Doctors and Skin Clinic etc.
  - An entertainment precinct in the Hyperdome called 'The Piazza' offers access to the Hyperplex Cinemas, home to an Event Cinemas, AMF Bowling, a gaming arcade and cafes and restaurants
  - Hyperdome Home Centre spans 22,000sqm, contains homeware-related stores, such as a Pillow Talk, a Mitre 10, a Lincraft, The Good Guys, a Petbarn, a BCF, an Amart Sports etc.
  - 4,200+ free car parking spaces, includes 1,500 undercover parks, 480 under sail parks, 37 parents with prams car spaces, 58 disabled car spaces in shopping centre, 10 disabled parks in Home Centre
  - Hyperdome Bus Interchange in car park outside of Kmart is serviced by buses 555, 560, 562 etc.
  - \$17 million The Market Room located in the Aldi and Coles mall is a market-styled precinct, which will consist of dining areas and specialty fresh food outlets, construction began mid-2014, estimated completion date is mid-2015
  - TBA Proposed Logan Hyperdome Expansion:
    - Initial plans for expansion to be one development stage approved in 2007, stage to include 3 new levels, extra 40,525sqm of floor space, additional 1,966 car spaces, the external home centre being moved into the shopping centre
    - New plans created in 2011 included an expansion of the centre, new retailers and specialty stores, relocating the home centre to main shopping centre etc., it would be delivered over multiple stages
    - As of 2014, development has not been approved, but is still being discussed
    - Estimated cost and estimated construction start and finish date not yet available
- Crossroads Neighbourhood Centre (29km, 24min from Yarrabilba)
  - Situated on the corner of Beaudesert Road and Browns Plains Road in Browns Plains
  - Contains an LJ Hooker, The Cheesecake Shop, a hairdresser, a clothing alterations store, a Filipino and Asian groceries store, a Chinese restaurant, a dentist, a chiropractic, 2 solicitor offices etc.
- Westpoint Neighbourhood Centre (29km, 24min from Yarrabilba)
  - Right next door to the Crossroads Neighbourhood Centre
  - Anchored by a Woolworths, also contains a Nando's, a Pizza Hut, a Subway, a BWS, a Discount Drug Store, a Bendigo Bank, a H&R Block tax accountants office, a Professionals real estate agency office etc.
- Plains Junction Shopping Centre (29km, 24min from Yarrabilba)
  - Located past Westpoint Neighbourhood Centre, further along Browns Plains Road
  - Contains an Officeworks, a BCF, an R.T. Edwards, a Network Video, a Ray White real estate agency office, a Maurice Blackburn Lawyers office, a QML Pathology centre, an optometrist etc.



*Jimboomba Junction Shopping Centre*



*Logan Hyperdome Shopping Centre*



- Grand Plaza Shopping Centre and Village Square (29km, 25min from Yarrabilba)
  - Positioned on the corner of Beaudesert Road and Browns Plains Road in Browns Plains, opposite the Plains Junction Shopping Centre (Neighbourhood Centre)
  - Grand Plaza is anchored by a Coles, Woolworths, Aldi, Big W, Kmart, Target, Woolworths Plus Petrol Station and Event Cinema, also contains 150+ specialty stores
  - Specialty stores include a Cotton On, a Dick Smith, a Doctors Grand Plaza medical centre, an EB Games, a Famous Footwear etc.
  - Travelling by bus is a breeze with the recently upgraded Browns Plains bus station on Grand Plaza Drive, the final phase of its upgrade was completed in Nov-14, the station now offers bicycle storage facilities, CCTV cameras for security purposes, more seating areas, a drop off and pick up zone for passengers etc., accessible buses include 534, 545, 547 etc.
  - 2,500+ ground level and undercover car parking spaces
  - Village Square is next door to Grand Plaza and is considered one of the largest home and lifestyle centres on Brisbane's Southside
  - Contains 37 tenants, such as a Godfreys, a Rugs-A-Million, the Browns Plains Childcare Centre, an Evocca College centre, a JB Hi-Fi, a 24/7 Realty real estate agency office etc.
- Masters Home Improvement Store (30km, 25min from Yarrabilba)
  - Located on the corner of the Mount Lindesay Highway and Johnson Road in Browns Plains
  - Supplies over 35,000 hardware and home improvement products
- Orion Springfield Central Shopping Centre (30km, 25min from Yarrabilba)
  - Situated in the heart of Springfield Central
  - Currently anchored by Woolworths, Aldi and Big W, mini majors include Spotlight, Best and Less, Petbarn, BCF and Amart Sports
  - Also contains 110+ specialty stores, such as the Orion Dental Centre, a Portmans, a Flight Centre etc.
  - Other facilities provided by the centre: A community room for up to 25 to 50 people, a parents room with feeding rooms, change areas etc., customer service and centre management offices etc.
  - 2,000+ free ground level and underground car spaces, bus interchange in lower ground car park near Aldi, it's serviced by buses 526, 534 and 522
  - \$154 million Stage 2 of Orion's redevelopment will open in Dec-15 and upon its completion, Orion will be the ninth largest shopping centre in QLD, it will include a 2,000 seat, 8 screen Event Cinema complex, a Coles, a Target and 80 to 100 specialty stores and offices, bringing total number of outlets to over 200, 1200 additional car parks etc.

*(Sources: Austec Building Automation 2015; Beaudesert Fair Shopping Centre 2015; Colliers International Australia 2015; Dexus Property Group 2015; Discover Tamborine Mountain 2015; Engage Capital 2015; Google Maps 2015; Greenbank Shopping Centre 2015; Jimboomba Shopping Centre 2015; Katie Duncan, July 7 2011, Quest Community Newspapers; Marsden on Fifth Corner 2015; Mirvac Group 2014; Mitre 10 2015; NearMap 2015; Novion Property Management Pty Limited 2014; QIC Logan Hyperdome 2015; REA Group Ltd 2015; State of Queensland 2015; Terry Ryder Hotspotting Report 2014; Waterford Plaza 2015; Where Is 2015; Woolworths Limited 2012)*



Grand Plaza Shopping Centre



Orion Springfield Central Shopping Centre

# Health

Less than a 20 minutes' drive from Yarrabilba are 11 medical centres, such as the Albert Street Medical Centre, the Pioneer Health Medical Centre and the Jimboomba Junction Family Practice and Skin Cancer Clinic. Additionally, there are 2 veterinary hospitals; the Park Ridge Animal Hospital and Browns Plains Vet Surgery and the Middle Road Veterinary Hospital. A 21 and 22 minutes' drive away, respectively, is the Logan Hospital and the Beaudesert Hospital.

## ***Within a 10 minute drive of Yarrabilba, there are 5 medical centres.***

- Albert Street Medical Centre (7km, 6min from Yarrabilba)
  - Positioned beside the Wharf Street Neighbourhood Centre in Logan Village
  - General services: Vaccinations, before and after pregnancy care, travel medicine, skin care, self-management of chronic disease services, a pharmaceutical benefits scheme (PBS) for Aboriginal and Torres Strait Islander people aka 'Closing the Gap' (provides access to cheaper medicine if eligible), work cover, weight programs etc.
  - Also provides access to a pharmacy, nurses, psychologists, dietitians, physiotherapists, podiatrists and diabetes specialists
  - Medical staff consists of 11 professionals, open 7 days (Monday to Sunday), bulk billing is available
- Pioneer Health Logan Village Medical Centre (7km, 6min from Yarrabilba)
  - Located within the Woolworths Neighbourhood Centre in Logan Village
  - Services: 1) Family medical care eg. Minor injuries, before and after pregnancy care, vaccinations, screenings etc. 2) Skin care eg. Cosmetic treatments, skin cancer detection, removal of skin cancer services, cancer therapy etc. 3) Specialist, workplace and travel care eg. Vasectomy, work cover, travel vaccinations, 'Closing the Gap' scheme etc.
  - Also offers acupuncture and provides access to dietitians, physiologists, nurses, physiotherapists etc.
  - Medical staff consists of 11 professionals, centre is open 7 days (Monday to Sunday)
- Jimboomba Junction Family Practice and Skin Cancer Clinic (13km, 10min from Yarrabilba)
  - Situated in the Jimboomba Junction Shopping Centre
  - General and other services: Minor surgeries, provision of skin cancer medicine and cosmetic medicine, a range of women, men and children's health services, chronic disease management, access to a skin cancer clinic, a hearing clinic and a respiratory clinic, as well as access to a dietitian etc.
  - Medical staff consists of 9 professionals, centre is open 6 days (Monday to Saturday)
- Jimboomba Pharmacy Medical Centre (13km, 10min from Yarrabilba)
  - Located within the Jimboomba Shopping Centre
  - General and other services: Minor surgeries, chronic disease management, skin checks, a range of women, men and children's health services, vaccinations, access to a variety of tests etc.
  - Staff includes 4 doctors, 2 nurses and an assistant, open 7 days, bulk billing is available
- Medicross Jimboomba Medical Centre (13km, 10min from Yarrabilba)
  - Situated in the Jimboomba Convenience Centre
  - General and other services: Vaccinations, cancer screenings, treatments for and advice on a wide variety of health issues eg. Sprains, cough and flu symptoms, infections, nutrition etc., minor surgeries, women's health services, on-site tests etc.
  - Medical staff consists of 3 professionals, centre is open 6 days (Monday to Friday and Sunday), bulk billing is available

***Between a 12 and 20 minutes' drive of Yarrabilba are 6 medical centres and 2 animal hospitals.***

- Boronia Park Medical Centre
- Medicross North Maclean
- Crestmead Medical Centre
- Waterford 7 Day Medical Centre & Skin Cancer Clinic
- Waterford Medical Surgery
- Park Ridge Animal Hospital & Browns Plains Vet Surgery
- Medicross Greenbank
- Middle Road Veterinary Hospital

***Two hospitals are just over 20 minutes away from Yarrabilba.***

- Logan Public Hospital (21km, 21min from Yarrabilba)
  - Positioned on the corner of Loganlea Road and Armstrong Road in Meadowbrook
  - Services: General medicine, anaesthetics, birthing, medical imaging, surgeries, rehabilitation, cardiology (heart care), orthopaedics (musculoskeletal system care), women care etc.
  - Also provides access to a pharmacy, physiotherapists, speech pathologists, dietitians, mental health physicians etc.
  - Facilities: 316 beds, an Emergency Department, a 24-bed Rehabilitation Unit, a Children's Inpatient Unit, a Medical Common Room, a Simulation Learning Centre, a Cardiac Catheter Laboratory, a 16-bed Residential Care Facility etc.
  - Recently underwent a \$145 million expansion:
    - All 3 stages were completed by Feb-15
    - Stage 1 – New multi-storey building, with basement car parking (250 spaces), ambulance bays, contains Adult and Children's Emergency Department on level 2
    - Stage 2 – Construction of Level 3, incorporates a 24-bed Rehabilitation Unit, expanded Children's Inpatient Unit etc.
    - Stage 3 – New Cardiac Catheter Laboratory, treats up to 800 patients with heart conditions
- Beaudesert Public Hospital (28km, 22min from Yarrabilba)
  - Located on the corner of Tubber Street and Tina Street in Beaudesert
  - Services: Surgeries, before and after pregnancy care, general medicine, Indigenous health care, children's health care, oral services, mental health care, drug and alcohol programs, services for those suffering from an incurable disease etc.
  - Facilities: 38 beds, a 24-hour Emergency Department, a General Surgery, a pregnancy clinic, a few outpatient clinics etc.
  - Medical staff consists of 13 rural generalist doctors

(Sources: Google Maps 2015; Jimboomba Junction Family Practice and Skin Cancer Clinic 2015; Jimboomba Pharmacy Medical Centre 2015; Logan Village Medical Pty Ltd 2015; Medicross Medical Pty Ltd 2015; NearMap 2015; Pioneer Health Logan Village 2013; The State of Queensland (Metro South Hospital and Health Service) 2014; The State of Queensland (Queensland Health) 2015; Where Is 2015; Yellow Pages 2015)



# 6MIN

From Albert Street  
Medical Centre

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# 6MIN

From Pioneer Health  
Logan Village Medical  
Centre

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# 21MIN

From Logan  
Public Hospital

(recently underwent a  
\$145 million expansion)



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# 22MIN

From Beaudesert  
Public Hospital



# Transport

Yarrabilba residents can easily access trains and buses. Loganlea Railway Station, situated on the Beenleigh and Gold Coast lines, is a mere 21 minutes' drive north of Yarrabilba. Trains from this station travel to the Brisbane CBD as well as the Gold Coast CBD. On Yarrabilba Drive in the Yarrabilba Estate is the bus stop for the Logan Coaches Beaudesert Bus Service, which services Yarrabilba and surrounding suburbs. Currently, there are only a few services to destinations like the Logan Hyperdome and the Loganlea Railway Station. In future, there will be additional services to provide for Yarrabilba's massive future population.

## ***Trains***

- Loganlea Railway Station, on corner of Station Road and Loganlea Road (22km, 21min from Yarrabilba)
  - Beenleigh and Gold Coast line is accessible
  - Loganlea Railway Station to Brisbane Central Station (Beenleigh line), travel time is approx. 1hr:
    - Between 7am and 8am on weekdays, there are 4 services every 15 minutes, starting from 7:14am
  - Brisbane Central Station to Loganlea Railway Station (Beenleigh line), travel time is approx. 1hr:
    - Between 5pm and 6pm on weekdays, there are 4 services every 15 minutes, starting from 5:04pm
  - On weekends, there are trains on the Beenleigh line departing every 30 minutes inbound and outbound, travel time is approx. 1hr
  - Loganlea Railway Station to Brisbane Central Station (Gold Coast line):
    - Between 7am and 8am on weekdays, there are 5 services every 10 to 15 minutes, starting from 7:04am, travel time is approx. 40 minutes
  - Brisbane Central Station to Loganlea Railway Station (Gold Coast line):
    - Between 5pm and 6pm on weekdays, there are 5 services every 15 minutes, starting from 5:07pm, travel time is approx. 40 minutes
  - On weekends, there are trains on the Gold Coast line departing every 30 minutes inbound and outbound, travel time is approx. 40 minutes

## ***Buses***

- Yarrabilba is currently serviced by the Logan Coaches Beaudesert Bus Service
- Nearest bus stop is located on Yarrabilba Drive in the Yarrabilba Estate
- Outbound from Yarrabilba: Logan Coach route is called the 'Canungra to Beenleigh via Loganlea' route
  - Yarrabilba Drive Bus Stop to Logan Village Shops, Loganlea Railway Station, Logan Hyperdome Bus Terminal (Stop D) and Beenleigh Railway Station:
    - On weekdays, an express bus departs at 6:45am and a non-express bus departs at 9:15am
    - On Saturdays, there's a non-express bus at 9:00am, 12:00am and 3:00pm
    - To Logan Village Shops, travel time is approx. 5 minutes
    - To Loganlea Railway Station, travel time is approx. 30 minutes
    - To Logan Hyperdome Bus Terminal (Stop D), travel time is approx. 40 minutes
    - To Beenleigh Railway Station, travel time is approx. 50 minutes
- Inbound to Yarrabilba Logan Couch bus route is called the 'Beenleigh to Canungra via Loganlea' route
  - Beenleigh Railway Station to Logan Hyperdome Bus Terminal (Stop D):
    - On weekdays, a non-express bus departs at 1:15pm
    - On Saturdays, there's a non-express bus at 10:00am, 1:00pm and 4:00pm
    - Travel time is approx. 10 minutes
  - Logan Hyperdome Bus Terminal (Stop D) to Loganlea Railway Station, Logan Village Shops and Yarrabilba Drive Bus Stop:
    - On weekdays, a non-express bus departs at 1:25pm and an express bus departs at 6:00pm
    - On Saturdays, there's a non-express bus at 10:10am, 1:10pm and 4:10pm
    - To Loganlea Railway Station, travel time is approx. 10 minutes
    - To Logan Village Shops, travel time is approx. 35 minutes
    - To Yarrabilba Drive Bus Stop, travel time is approx. 40 minutes

# Logan City Council

Home to 305,000 people or 6.4% of Queensland's population, Logan City is the fourth most populated local government area (LGA) in Queensland. After Blacktown in New South Wales, it's the fifth most populated LGA in Australia. Over the next 5, 10 and 20 years, Logan City is expected to maintain its state and national ranking, with an annual population growth rate of 1.9%, 2.0% and 2.4%, respectively.

For comparison purposes, Logan City's 20-year growth rate of 2.4% per year is more than double Brisbane's 20-year growth rate of 1.1% per year. This incredible growth has led to the city of Logan being named the third fastest growing LGA in Queensland from 2011 to 2036. It's also Queensland's fourth largest growing LGA, with an additional 234,000 people to be living in the city by 2036. Logan City's total population in that year will smash the half a million mark and rival the Gold Coast City's current population.

Between 2006 and 2031, approximately 70,000 to 84,000 new dwellings will be built in order to accommodate the future population of the city. Strong demand for housing has already triggered \$359 million dollars' worth of residential building approvals in the year ending December 2014. Out of Queensland's \$11,000 million in residential approvals during the same period, more than 3% were approvals in the Logan City. For the year ending September 2014, the city's LGA had the second largest number of lot approvals, as well as the seventh largest number of detached dwelling approvals, in Queensland.

According to Census statistics, 61% of the 127,000-strong labour force were employed full-time in 2011, while 26% worked part-time. Logan City's labour force exceeded 130,000 in the year ending June 2014 and 93% were employed either full-time or part-time. From 2006 to 2026, a significant portion of Logan City will benefit from an employment growth of 120% or more, while other areas may see a 60% to 120% growth. Up to 60,000 new jobs could be produced over those 20 years. Most of the new jobs will be generated by the planning and construction phases of a variety of infrastructure projects, including the Yarrabilba Estate, the redevelopment of the Jeta Gardens Retirement and Aged Care Resort and the Eco-friendly Tourism Village in Carbrook.

*(Sources: ABS 2011; BITRE 2013; Logan City Council 2014; Logan City Council 2015; QGSO 2013; QGSO 2014; QGSO 2015; REMPLAN 2015)*



## 21MIN

FROM LOGANLEA  
RAILWAY STATION



Logan Coaches bus stop on  
Yarrabilba Drive in Yarrabilba  
Estate

LOGAN CITY

5TH MOST  
POPULATED  
LGA IN AUSTRALIA

LOGAN CITY LGA

7TH LARGEST  
no' of dwelling approvals in QLD  
(Sept-14)

## 305,000

living in Logan City in 2014



## 522,000

people by 2036



## 70,000-84,000

new dwellings added by 2031



# \$13B

IN MAJOR PROJECTS RECENTLY COMPLETED, UNDERWAY, APPROVED AND PROPOSED IN LOGAN CITY

## Recently Completed



**\$145M**

Logan Hospital Expansion



**\$5.4M**

Cusack Lane in Jimboomba Upgrade



**\$2.8M**

Edward O'Neill Bridge



**\$2.4M**

Rehabilitation of Daisy Hill Roads Project



**\$1.8M**

Darlington Parklands in Yarrabilba Estate



**\$1.6M**

Beenleigh Water Network Pipeline

## Projects in Progress



**\$11+B**

Yarrabilba Estate in Yarrabilba Suburb  
(Completed by 2041)



**\$600M**

Redevelopment of Jeta Gardens Retirement and Aged  
Care Resort (Complete by 2025)



**\$17.0M**

The Market Room at the Logan Hyperdome Shopping  
Centre (Completed by mid-2015)



**\$16.8M**

Stage 3 (Final Stage) of \$30 million Wastewater Network  
Upgrade (Completed by Aug-15)



**\$9.75M**

Beenleigh Town Square Project (Completed by Sept-15)



**\$6.0M**

Wastewater Pipeline between Bethania and Tanah Merah  
(Completed by May-15)



## Projects Awaiting Commencement

 **\$180M**

Water and Wastewater Infrastructure Project  
(Expected to start July-15)

 **\$35M**

Logan River Marina Complex  
(Start date yet to be announced)

 **\$TBA**

Primary School in Yarrabilba Estate  
(Expected to start in 2016)

 **\$TBA**

Urban Village Project in SouthWest 1 Precinct  
(Start date yet to be announced)

 **\$TBA**

Relocation of Alma Park Zoo  
(Expected to start late 2015/early 2016)

 **\$TBA**

Multi-storey Mixed-use Development Project in  
Woodridge (Expected to start early 2015)

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## Proposed Projects

 **\$550M**

Eco-friendly Tourism Village at Carbrook  
(Start date yet to be announced)

 **\$60M**

Marsden Park Shopping Centre Redevelopment  
(Expected to start in 2016)

 **\$TBA**

New Logan Metro Premier Sports Facility + TBA Meakin  
Park Sports Precinct  
(Start date for both projects yet to be announced)

 **\$TBA**

Meadowbrook Medical and Educational Hub  
(Start date yet to be announced)

 **\$TBA**

Logan Hyperdome Expansion  
(Start date yet to be announced)

 **\$TBA**

Loganholme Tourism Precinct  
(Start date yet to be announced)

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# INFRASTRUCTURE PROJECTS IN LOGAN CITY

## Recently completed projects:

- \$145 million Logan Hospital Expansion (21km, 20min from Yarrabilba):
  - All 3 stages completed by Feb-15
  - Stage 1 – New multi-storey building, with basement car parking (250 spaces), ambulance bays, contains Adult and Children's Emergency Department on level 2
  - Stage 2 – Construction of Level 3, incorporates a 24-bed Rehabilitation Unit, the expanded Children's Inpatient Unit etc.
  - Stage 3 – New Cardiac Catheter Laboratory, treats up to 800 patients with heart conditions
- \$5.4 million Cusack Lane in Jimboomba Upgrade (13km, 10min away) – Completed in 2014, a section of the road between Duncan and Henderson roads was rebuilt, the road safety of Jimboomba and Flagstone motorists was improved
- \$2.8 million Edward O'Neill Bridge (25km, 22min away) – Opened in Feb-15, it's a two lane concrete bridge, has no weight restrictions, was raised by 2 metres, links suburbs of Beaudesert and Flagstone
- \$2.4 million Rehabilitation of Daisy Hill Roads Project – Completed in 2015, deteriorated Magnolia, Begonia, Harley, Oleander and Lilac streets were repaired
- \$1.8 million Darlington Parklands in Yarrabilba Estate (4km, 3min away) – Opened in Jan-14, regarded as a 'super park,' includes tunnels for small children, swings, a timber and stone fort, a water play area, a flying fox etc.
- \$1.6 million Beenleigh Water Network Pipeline – Completed in Nov-14, located beneath George St in Beenleigh, will improve local water services
- Funderwood Hollow Playground (33km, 38min away) – Opened in July-14, situated in Underwood Park in Priestdale, is the largest playground of its kind in Australia, designed for children from 5 to 16 years old

## Projects in progress:

- \$11+ billion Yarrabilba Estate:
  - Spans the entire 2,000+ hectare Yarrabilba Priority Development Area
  - Plans include:
    - An 830-lot sized first neighbourhood, as of June 2014, consists of 16 hectares of non-residential land, a primary school, child care centres, a tavern, a service station etc.
    - 17,000 residential dwellings to support 45,000 people
    - 25% of the estate being dedicated to open space eg. Bushland reserves and parks
    - 11 public and private, primary and secondary schools, Brisbane Catholic Education signed contract for first school on 4 hectare site in Feb-13, school expected to support 770 students from Prep to Year 6, construction anticipated to start in 2016
    - Child care centres eg. Bambini Early Childhood Development Centre for babies to 5 year olds, opening mid-2015
    - Town centre with 50,000sqm of retail and up to 50,000sqm of bulky goods, 2 district centres, 5 neighbourhood centres eg. Village Centre as first neighbourhood centre, may include a supermarket and specialty stores etc.
    - Mixed industry business area (MIBA), it will span 100 hectares, include the incorporation of light and service industries, business park activities etc., job target of 13,000 on-site jobs, more than 10% of on-site jobs expected to be work-from-home businesses
    - Pedestrian and cycle path network
    - Sport fields, community areas and other recreational facilities

- Development began in 2011, estimated completion date is 2041
- \$600 million Redevelopment of Jeta Gardens Retirement and Aged Care Resort in Bethania (20km, 18min from Yarrabilba):
  - Approval of master plan given in May-14
  - Jeta Gardens is the first Eastern-inspired intergenerational care facility in Australia
  - Resort currently spans 64 acres, consists mostly of gardens and parklands, also has villas, apartments, clubhouses etc.
  - Over the last 6 years, it has won 4 awards, including the coveted Eldercare Facility of the Year award in 2013
  - Redevelopment includes new retirement villas and apartments, a pharmacy, childcare centres, a private hospital, a hands-on training college for geriatrics students etc.
  - Hundreds of jobs to be created during construction phase, 850 permanent jobs offered after construction phase
  - Facility will house 1,000 members of staff and 2,000 residents upon completion
  - Current local economic benefit is \$10 million a year, set to increase to \$100 million a year
  - Stage 2 of the redevelopment (a new aged care wing with 72 beds) is under construction, scheduled to be completed in early 2015
  - Construction of 12 new apartments is scheduled to start in late 2015
  - Estimated completion date of the entire project is 2025
- \$17 million The Market Room at the Logan Hyperdome Shopping Centre (27km, 26min away) – Located in the Aldi and Coles mall, the market-styled precinct will consist of dining areas and specialty fresh food outlets, construction began mid-2014, estimated completion date is mid-2015
- \$16.8 million Stage 3 of \$30 million Wastewater Network Upgrade:
  - Stage 3 (final stage) includes new pipeline between Crestmead and Kingston and new pump station in Logan Reserve
  - Upgrade is essential to future developments in Yarrabilba, Logan Village and Park Ridge
  - Construction began Sep-14, estimated completion date is Aug-15
- \$9.75 million Beenleigh Town Square Project (25km, 23min away):
  - Revitalised Beenleigh town centre will include an open-air market space, a café structured as a pavilion, an event area, mini parks, etc.
  - Direct economic benefit of \$23+ million, 200+ permanent jobs created etc.
  - Construction began Oct-14, as of April-15, construction was near halfway mark, estimated completion date of project is Sept-15
- \$6 million Wastewater Pipeline:
  - Between Bethania and Tanah Merah, nearly 2km of wastewater pipeline is being built
  - It will support upcoming developments in Bethania and Waterford
  - Construction began in Nov-14, estimated completion date is May-15

### Projects awaiting commencement:

- \$180 million Water and Wastewater Infrastructure Project – From 1 July 2015 to 2020, water and wastewater infrastructure services worth \$180 million will be delivered across the Logan City LGA
- TBA Primary School in Yarrabilba Estate (4km, 3min away) – Brisbane Catholic Education signed the contract for first school on 4 hectare site in Yarrabilba Estate in Feb-13, school expected to support 770 students from Prep to Year 6, construction anticipated to start in 2016
- TBA Urban Village Project in SouthWest 1 Precinct (22km, 24min away):
  - Stage 1 tendering process began in May-14
  - SouthWest 1 is a multi-award winning, mixed-use precinct, expected to create 2,000 jobs
  - Consists of 40 hectares of developable land and 80 hectares of parkland in the Berrinba area
  - Urban Village will be 8 hectares in total, Stage 1 on Browns Plains Rd will span 4 hectares
  - Stage 1 will include a hotel, a tavern, cafés, restaurants, retail outlets etc.



- Future stages could include commercial offices, supermarkets, service stations, gyms, childcare centres etc.
- Relocation of Alma Park Zoo (32km, 27min away):
  - Zoo to be moved from Dakabin to Loganholme Tourism Precinct (LTP)
  - Zoo currently situated at the Queensland Zoo in Nambour while preparations are underway
  - Local economic benefit of \$13 million a year
  - 160 jobs will be created during construction phase, 30 jobs will be permanent
  - Construction of redeveloped zoo anticipated to start 2015 or 2016
- Multi-million dollar Multi-storey Mixed-use Development Project in Woodridge (28km, 30min away):
  - Approved in Oct-13
  - Situated opposite Woodridge Railway Station
  - Plans include a 14-floor building with 2 basement car parks, containing 111 car spaces and 6 motorcycle spaces
  - Ground floor consists of 480+sqm of restaurants, retail outlets etc.
  - 2 floors of hotel accommodation (46 suites)
  - 9 floors of apartments (96 apartments)
  - Construction expected to start in early 2015
- \$35 million Logan River Marina Complex (31km, 30min away):
  - Approved with strict environmental conditions in Jan-15
  - Located on Dulwich St in Loganholme
  - Nicknamed mini 'Sanctuary Cove,' it's a 10 hectare marina basin, will start off as being a storage area for boats, then over time will provide shops, restaurants etc.
  - Construction start and completion date yet to be announced
- Other projects awaiting commencement: TBA  
McNevin's Motel Expansion in Loganholme, the expansion will include the hotel becoming 5-star, an extra 47 units, an extension of the restaurant area etc.

## Proposed projects:

- \$550 million Eco-friendly Tourism Village at Carbrook (38km, 32min from Yarrabilba):
  - A memorandum of understanding (MOU) was signed in Aug-14, preliminary approval given for development of the 200,000sqm site in Oct-14
  - First multicultural tourism village in Australia
  - Plans include a man-made lake with a 5 star hotel as its centre, hotel will face the Logan River and consist of 200 units across 4 storeys
  - Also included is a retail plaza, a resort island, 200 residents, a convention centre etc.
  - 700+ jobs to be created during construction phase, 450 permanent jobs offered upon completion
  - Construction start and completion date yet to be announced
- \$60 million Marsden Park Shopping Centre Redevelopment (19km, 19min away):
  - Currently in planning stages
  - Centre may triple in size, from approx. 8,000sqm to 23,000sqm
  - Plans include a new major retailer, 5 mini-majors, 35 specialty stores, an additional 527 car spaces, in total 80+ stores, in total 1,100+ car spaces
  - Construction phase will create 250 jobs
  - If plans are approved in 2015, the estimated construction start date will be 2016
- TBA Educational Facilities in Yarrabilba Estate (4km, 3min away):
  - Plans include a childcare centre eg. Bambini Early Childhood Development Centre for babies to 5 year old children, opening mid-2015
  - 11 public and private, primary and secondary schools, one school has been approved, will support 770 students from Prep to Year 6, construction on 4 hectare site is expected to begin in 2016
- TBA Shopping Facilities in Yarrabilba Estate (4km, 3min away):
  - Plans include a town centre with 50,000sqm of retail and up to 50,000sqm of bulky goods
  - 2 district centres

- 5 neighbourhood centres eg. Village Centre as first neighbourhood centre, may include a supermarket and specialty stores etc.
- TBA Mixed Industry Business Area (MIBA) in Yarrabilba Estate (4km, 3min away) – Spans 100 hectares, plans include the incorporation of light and service industries, business park activities etc., job target of 13,000 on-site jobs, more than 10% of on-site jobs expected to be work-from-home businesses
- TBA New Logan Metro Premier Sports Facility (19km, 19min away) – First concept plan completed in April-15, final designed plan, which includes 1 field, 3 community fields, training areas, clubhouses, 8 change facilities etc., to be released in coming months
- TBA Meadowbrook Medical and Educational Hub (21km, 20min away) – Currently in planning stages, situated in Meadowbrook CBD, will be a ‘one-stop-shop’ for health, education and training
- TBA Meakin Park Sports Precinct (24km, 24min away):
  - Currently in planning stages
  - Vision is to transform Meakin Park into the premier football hub of QLD, with the inclusion of extra playing fields, medical centres, etc.
  - If approved, a 10-year development period will result in a state-of-the-art facility similar to New South Wales’ nationally-renown Valentine Sports Park
  - Meakin Park is presently the home of Football Queensland’s headquarters etc.
- TBA Logan Hyperdome Expansion (27km, 26min away):
  - Initial plans for 3 new levels, extra 40,525sqm of floor space, additional 1,966 car spaces and the external home centre being moved into the shopping centre, all in one development stage, were approved in 2007
  - New plans created in 2011 included an expansion of the centre, relocating the home centre to the main shopping centre, new retailers and specialty stores etc. and these would be delivered over multiple stages, instead of one
  - As of 2014, development has not been approved, but is still being discussed
  - Estimated cost and estimated construction start and finish date not yet available
- TBA Loganholme Tourism Precinct (LTP) (32km, 27min away):
  - Master plan approved in Oct-14
  - Spans 50 hectares, notably bigger than Dreamworld and Seaworld sites combined
  - Will be the home of redeveloped Alma Park Zoo
  - Possible future amenities include adventure parks, water parks, indoor sporting facilities etc.
  - Could be delivered over next 10 years
- TBA Tudor Park Upgrade (34km, 28min away) – Includes new skate park, updated playground, barbecue equipment etc., in future, exercise equipment, a nature playground, an off leash park for dogs etc., will be offered
- Other proposed projects: \$60 million Sigma Pharmaceuticals Warehouse in Berrinba etc.

*(Sources: Aspect Studios 2014; Bambini Early Childhood Development 2015; Brisbane Kids 2015; Brisbane Strikers 2014; Downer Group 2015; Heidi Braithwaite, April 1 2015, Quest Community Newspapers; Jeta Gardens Retirement and Aged Care Resort 2015; Katie Duncan, July 7 2011, Quest Community Newspapers; Lend Lease Corporation 2014; Lend Lease Corporation 2015; Logan City Council 2013; Logan City Council 2014; Logan City Council 2015; Must Do Brisbane Pty Ltd 2014; QIC Logan Hyperdome 2015; Queensland Investment Expo 2014; Terry Ryder Hotspotting Report 2014; The State of Queensland (Department of Infrastructure, Local Government and Planning) 2015; The State of Queensland (Queensland Health) 2015; Thiess Pty Ltd 2015; Tom Boswell, August 28 2014, Quest Community Newspapers)*

# Industry & Employment

Between 2006 and 2026, Yarrabilba and surrounding suburbs expect a massive employment growth of more than 120%, due to billions of dollars' worth of projects, triggering jobs, as well as growth and demand. Approximately 10,000 to 20,000 new jobs will be introduced via projects such as the Yarrabilba Estate itself, the redevelopment of the Jeta Gardens Retirement and Aged Care Resort in Bethania and the Eco-friendly Tourism Village in Carbrook. In the Jimboomba area and Logan City, the top industry of employment is manufacturing. Logan City's gross regional product (GRP) was \$9.56 billion in 2014, which was 3.36% of QLD's gross state product (GSP). It's expected that the GRP will increase significantly over the next 30 years, because of the growth of the Yarrabilba and Flagstone communities.

- Logan to Beaudesert (includes Yarrabilba) labour force in Mar-15 was 136,200
  - 90,300 full-time workers, 34,000 part-time workers, 124,300 employed in total
- Logan City labour force in the year ending June 2014 consisted of:
  - 87,574 local jobs, 130,005 employed in total
- Between 2006 and 2026, Yarrabilba and surrounding suburbs expect:
  - A massive employment growth of 120%+ and access to approx. 10,000 to 20,000 new jobs
- Projects with the greatest impact on the local job economy:
  - \$11+ billion Yarrabilba Estate (in progress) – 13,000 on-site jobs available upon estate's completion
  - \$600 million Redevelopment of Jeta Gardens Retirement Resort in Bethania (in progress) – Hundreds of jobs to be created during construction phase, 850 permanent jobs offered after construction phase
  - \$550 million Eco-friendly Tourism Village at Carbrook (proposed) – 700+ jobs to be created during construction phase, 450 permanent jobs offered upon completion
  - \$60 million Marsden Park Shopping Centre Redevelopment (proposed) – 250 construction jobs
  - \$9.75 million Beenleigh Town Square Project (in progress) – 200+ permanent jobs created
- Unemployment rate:
  - Cedar Creek and Yarrabilba area in the 2011 Census – 3.6%
  - Jimboomba Level 2 Statistical Area in the December quarter of 2014 – 5.1%
  - Queensland's unemployment rate in the December quarter of 2014 – 6.1%
- Top 3 industries of employment in the Cedar Creek and Yarrabilba area 2011:
  - Education, retail and construction
- Top 5 industries of employment in the Jimboomba Level 2 Statistical Area in 2011:
  - Manufacturing (14%), construction (13%), retail trade (11%), health care and social assistance (10%), transport, postal and warehousing (8%)
- Top 5 industries of employment in Logan City in 2011:
  - Manufacturing (14%), retail trade (12%), construction (11%), health care and social assistance (11%), transport, postal and warehousing (7%)
- Logan City's key growth industries:
  - Manufacturing, real estate services, construction, wholesale trade, retail trade and health care
  - Industries contributed to approx. 64% of the city's economic output in 2014
- Logan City's emerging industries:
  - Transport and logistics, advanced manufacturing, food manufacturing and processing, education and training, agriculture and biotech
- As at June 2014, the GRP (Gross Regional Product) of Logan City was \$9.56 billion
  - GRP represents 3.36% of QLD's GSP (Gross State Product)
  - GRP increased by 6% from 2011 to 2014
  - GRP expected to increase significantly over the next 30 years, due to the growth of the Yarrabilba and Flagstone communities

*(Sources: ABS 2011; BITRE 2013; Heidi Braithwaite, April 1 2015, Quest Community Newspapers; Jeta Gardens Retirement and Aged Care Resort 2015; Lend Lease Corporation 2014; Lend Lease Corporation 2015; Logan City Council 2014; Logan City Council 2015; NIEIR 2014; OGSO 2015; REMPLAN 2015)*



LOGAN TO BEAUDESERT  
LABOUR FORCE

**136,200**

(Mar-15)

**13,000**

IN YARRABILBA ESTATE  
once it's complete in 2041



**10,000-20,000**

New jobs introduced to  
Yarrabilba and surrounding  
suburbs by 2026

YARRABILBA AND  
SURROUNDING  
SUBURBS EXPECT

**120%+**

employment growth  
(2006-2026)



Top industry of employment  
in Jimboomba area in 2011:

**MANUFACTURING**

Logan City  
economy worth

**\$9.6 BILL in 2014**





## Demand set to SKYROCKET

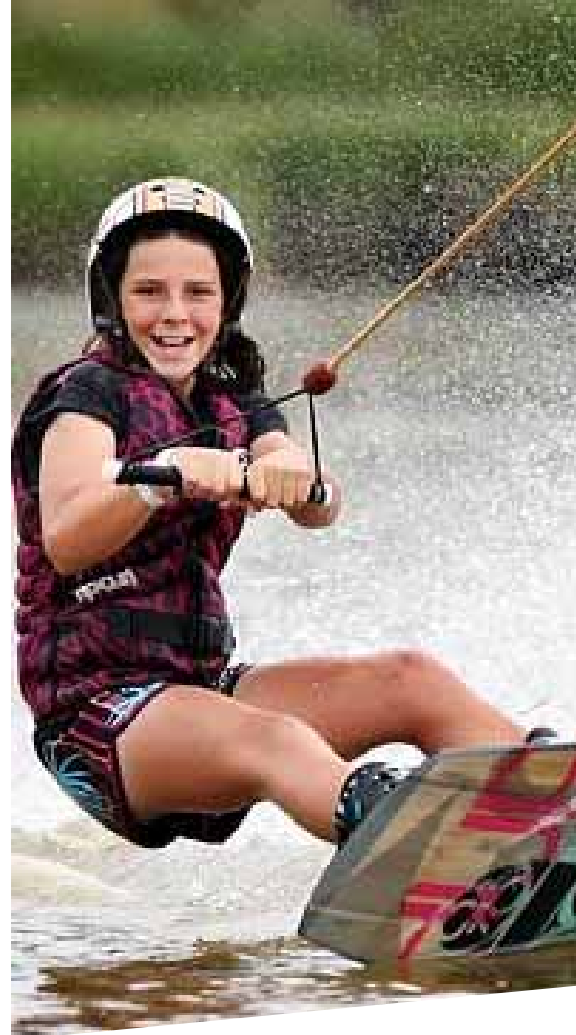
- Affordable, family-orientated area
- Yarrabilba sits directly in-between the Brisbane CBD and the Gold Coast CBD:
  - 24 minutes from favourite tourist destination, Tamborine Mountain
  - 30 minutes from Springfield Central via the Mount Lindesay Highway, Greenbank Road and Springfield-Beaudesert Connection Road
  - 30 minutes from world-famous theme parks: Dreamworld, Whitewater World, Warner Brothers Movie World and Wet 'n' Wild
  - 47 minutes from Brisbane via the Pacific Highway
  - Less than an hour from Surfers Paradise via the Pacific Highway
  - Situated in Logan City, beside Waterford-Tamborine Road, which connects to the Pacific Highway and the Logan Highway
- Anticipated to be in demand, Yarrabilba suburb was declared a Priority Development Area (PDA) in 2010, thus becoming home to the estate
- 500+ lots sold within first 2 years of the Yarrabilba Estate's development
- Plans for the Yarrabilba PDA: Estate will provide 17,000 residential dwellings to support up to 50,000 people
- Cost upon completion of the Yarrabilba Estate: \$11+ billion
- As Logan City is considered the gateway to QLD and the Asia Pacific region, Yarrabilba is in the heart of billions of dollars' worth of infrastructure projects recently completed, in progress, approved or proposed
- Yarrabilba residents are within a 20 minutes' drive of top-performing schools, award-winning universities, train stations, numerous child care centres, neighbourhood shopping centres and medical centres etc.
- Examples of amenities near Yarrabilba that will trigger demand:
  - Emmaus College (10 minutes away) – One of the best Catholic schools in QLD
  - Griffith University's Logan Campus (22 minutes away)
  - Grand Plaza Shopping Centre and Village Square (25 minutes away)
  - Logan Hyperdome and Home Centre in Shailer Park (26 minutes away) – Logan City's largest shopping centre
  - Logan Public Hospital (21 minutes away) – Recently underwent a \$145 million expansion
  - Loganlea Railway Station (21 minutes away)
- Jimboomba Level 2 Statistical Area's (includes Yarrabilba) residential building approvals in the year ending December 2014:
  - \$100 million dollars' worth of approvals for the year
  - Represents nearly 1% of QLD's approvals for the year
- Logan City's residential building approvals in year ending December 2014:
  - \$359 million dollars' worth of approvals for the year
  - Represents 3.33% of QLD's approvals for the year
- Logan City LGA had the 2nd largest number of lot approvals in QLD in the September quarter of 2014
- Logan City LGA had the 7th largest number of detached dwelling approvals in QLD in the September quarter of 2014

*(Sources: Better Education Pty Ltd 2014; Google Maps 2015; Lend Lease Corporation 2014; Logan City Council 2014; QGSO 2014; QGSO 2015; QIC Logan Hyperdome 2015; The State of Queensland (Department of Infrastructure, Local Government and Planning) 2015; The State of Queensland (Queensland Health) 2015; Where Is 2015)*

## MASSIVE upcoming growth will SPOTLIGHT Yarrabilba

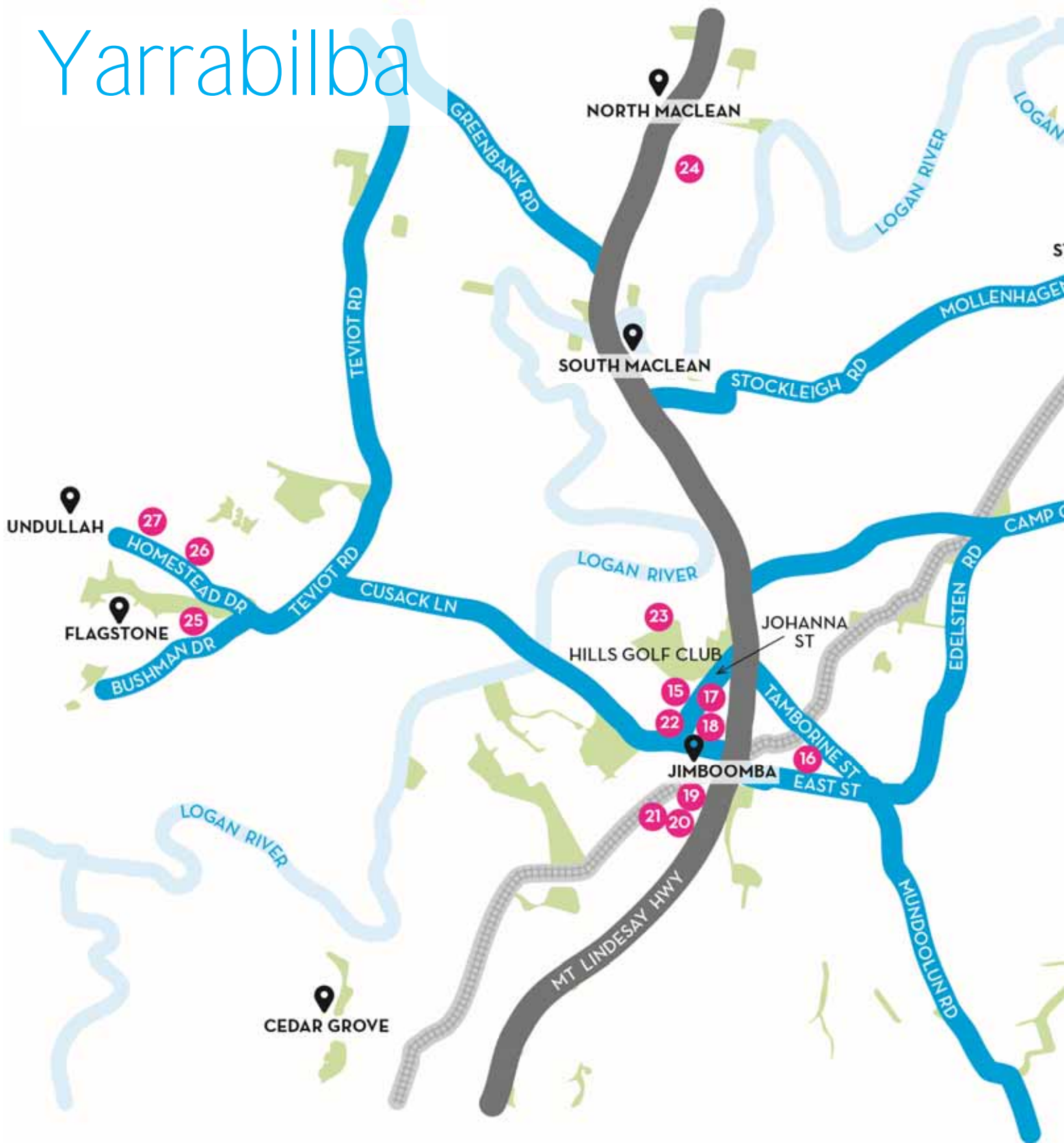
- Yarrabilba is just a 30 minutes' drive from Greater Springfield, the fastest growing region in South East Queensland
- Between 2011 and 2036:
  - Population of the Jimboomba Level 2 Statistical Area is expected to triple in size, from 20,200 to 62,400
  - Area is ranked as having 8<sup>th</sup> largest population increase in QLD
- Jimboomba Level 2 Statistical Area is growing faster than QLD:
  - Over the next 5 years, the population growth rate will be 2.1% per year (compared to QLD's annual rate of 1.8%)
  - Over the next 10 years, the population growth rate will be 3.4% per year (compared to QLD's annual rate of 2.1%)
  - Over the next 25 years (from 2011 to 2036), the population growth rate will be 4.6% per year (compared to QLD's annual rate of 1.9%)
- Yarrabilba is in Logan City, one of the fastest growing cities in QLD:
  - 3<sup>rd</sup> fastest growing LGA in QLD from 2011 to 2036 (2.4% growth per year, compared to Brisbane at 1.1% per year)
  - 4<sup>th</sup> largest growing LGA in QLD from 2011 to 2036 (By 2036, there will be an additional 234,300 people living in the city)
- Currently, the Logan City population is approx. 305,000 (6.4% of QLD's population), by 2036, it will smash half a million (522,000)
- Billion dollar projects in Logan City eg. Yarrabilba Estate, redevelopment of the Jeta Gardens Retirement and Aged Care Resort, Eco-friendly Tourism Village etc. will trigger population and employment growth
- Between 2006 and 2026, Yarrabilba and surrounding suburbs expect:
  - A massive employment growth of 120%+
  - Access to approx. 10,000 to 20,000 new jobs
- Logan City is on track to deliver 53,000 new jobs to the area over the next 20 years
- Upon the completion of the Yarrabilba Estate in 2041, 13,000 on-site jobs will become available
- As at June 2014, Logan City's GRP (Gross Regional Product) was \$9.56 billion:
  - GRP represents 3.36% of QLD's GSP (Gross State Product)
  - GRP expected to increase significantly over the next 30 years, due to the growth of the Yarrabilba and Flagstone communities
- Yarrabilba is located in the Southern Growth Corridor, right next door to the Western Growth Corridor, which is the 4<sup>th</sup> fastest expanding region in Australia

*(Sources: Sources: BITRE 2013; Lend Lease Corporation 2014; Logan City Council 2014; Logan City Council 2015; NIEIR 2014; QGSO 2013; QGSO 2015; REMPLAN 2015; Springfield Land Corporation Pty Limited 2015; Terry Ryder Hotspotting Report 2014)*



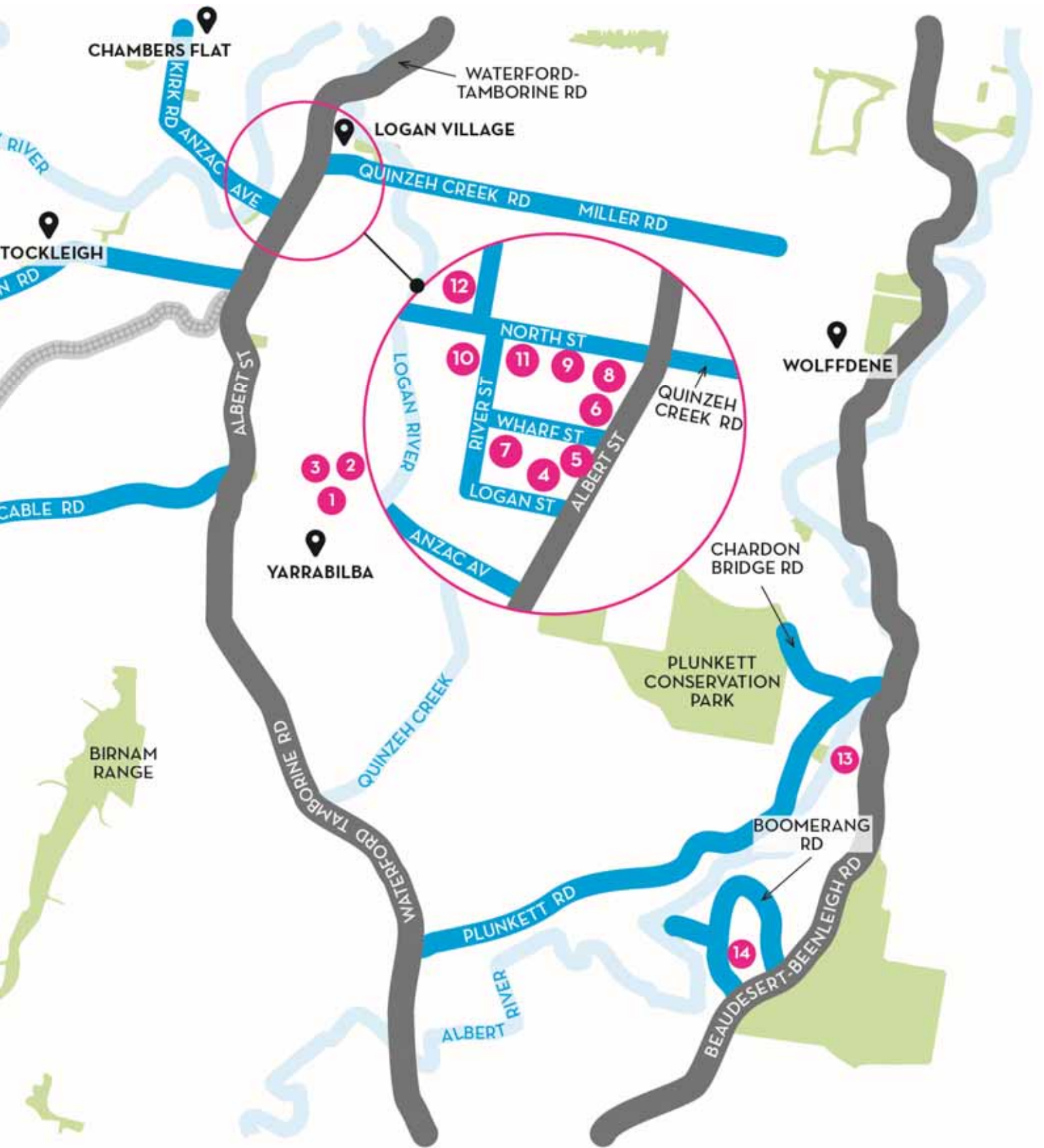


# Yarrabilba



## Measured from Yarrabilba:

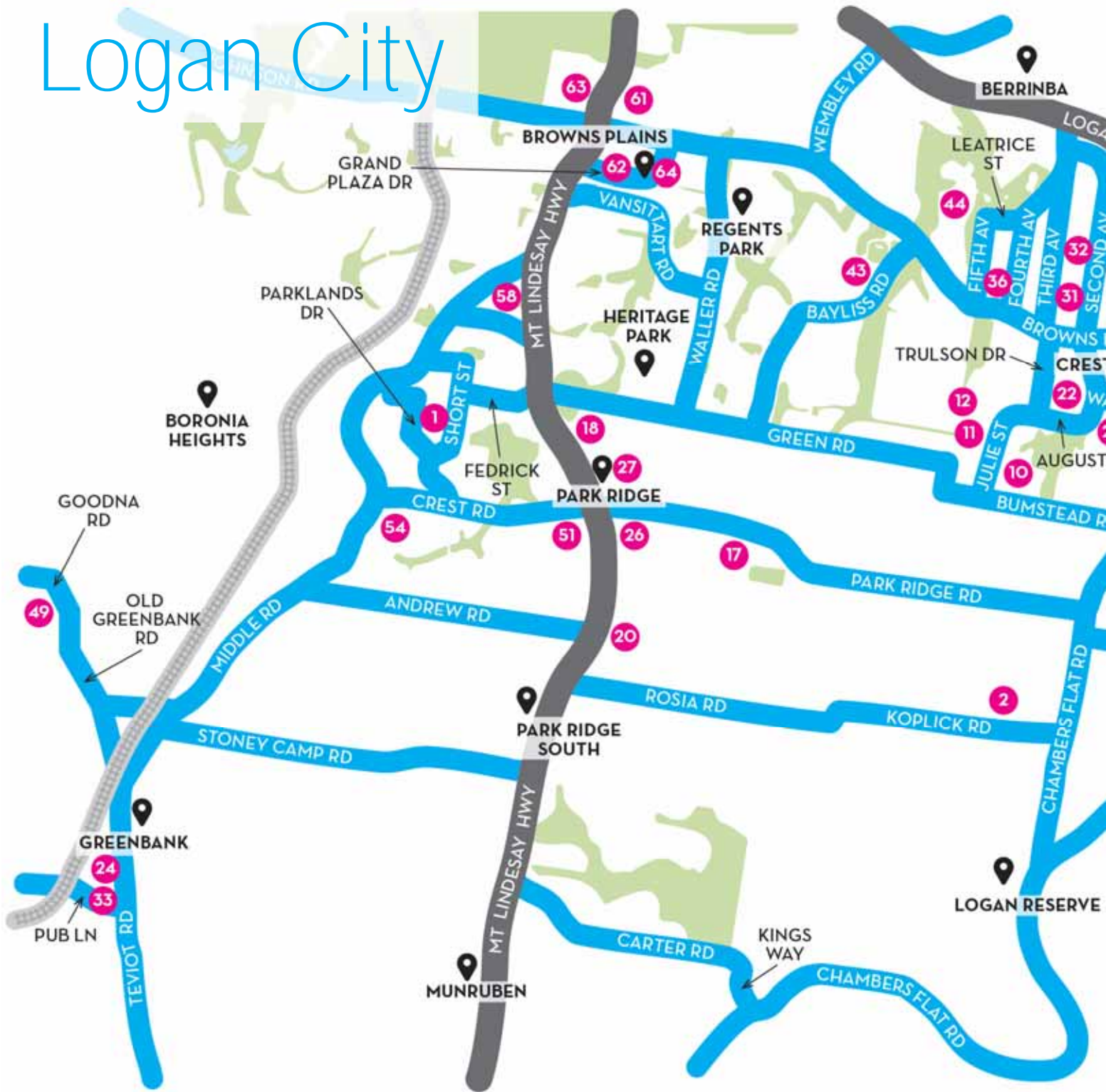
- |  |            |
|--|------------|
| 1. Lisa's Family Day Care Centre                           | 3km, 2min  |
| 2. Darlington Parklands                                    | 4km, 4min  |
| 3. Yarrabilba Drive Bus Stop                               | 4km, 4min  |
| 4. Albert Street Medical Centre                            | 7km, 6min  |
| 5. Wharf Street Neighbourhood Centre                       | 7km, 6min  |
| 6. The Village Place Neighbourhood Centre                  | 7km, 6min  |
| 7. Logan Village Library                                   | 7km, 6min  |
| 8. Woolworths Logan Village + Pioneer Health Logan Village | 7km, 6min  |
| 9. Goodstart Early Learning Centre Logan Village           | 7km, 6min  |
| 10. Logan Village Child Care Angels Centre                 | 7km, 6min  |
| 11. Logan Village State School                             | 8km, 7min  |
| 12. C&K Logan Village Community Kindergarten               | 8km, 7min  |
| 13. Cedar Creek State School                               | 11km, 8min |
| 14. Tamborine Family Day Care                              | 12km, 9min |



- |   |             |
|---|-------------|
| 15. Johanna Street Early Learning Centre                    | 12km, 9min  |
| 16. Emmaus College + Kindergarten                           | 12km, 10min |
| 17. Jimboomba State School                                  | 12km, 10min |
| 18. Jimboomba Shopping Centre + Pharmacy Medical Centre     | 13km, 10min |
| 19. Jimboomba Junction Shopping + Junction Family Practice  | 13km, 10min |
| 20. Jimboomba Convenience Centre + Medicross Jimboomba      | 13km, 10min |
| 21. Early Birds Education & Care Centre                     | 13km, 10min |
| 22. Jimboomba Community Kindergarten                        | 13km, 10min |
| 23. Hills International College                             | 13km, 11min |
| 24. North Maclean Shopping Centre + Medicross North Maclean | 16km, 12min |
| 25. Bluebird Early Education Childcare Centre Jimboomba     | 20km, 16min |
| 26. Flagstone State School                                  | 21km, 18min |
| 27. Flagstone State Community College                       | 22km, 19min |

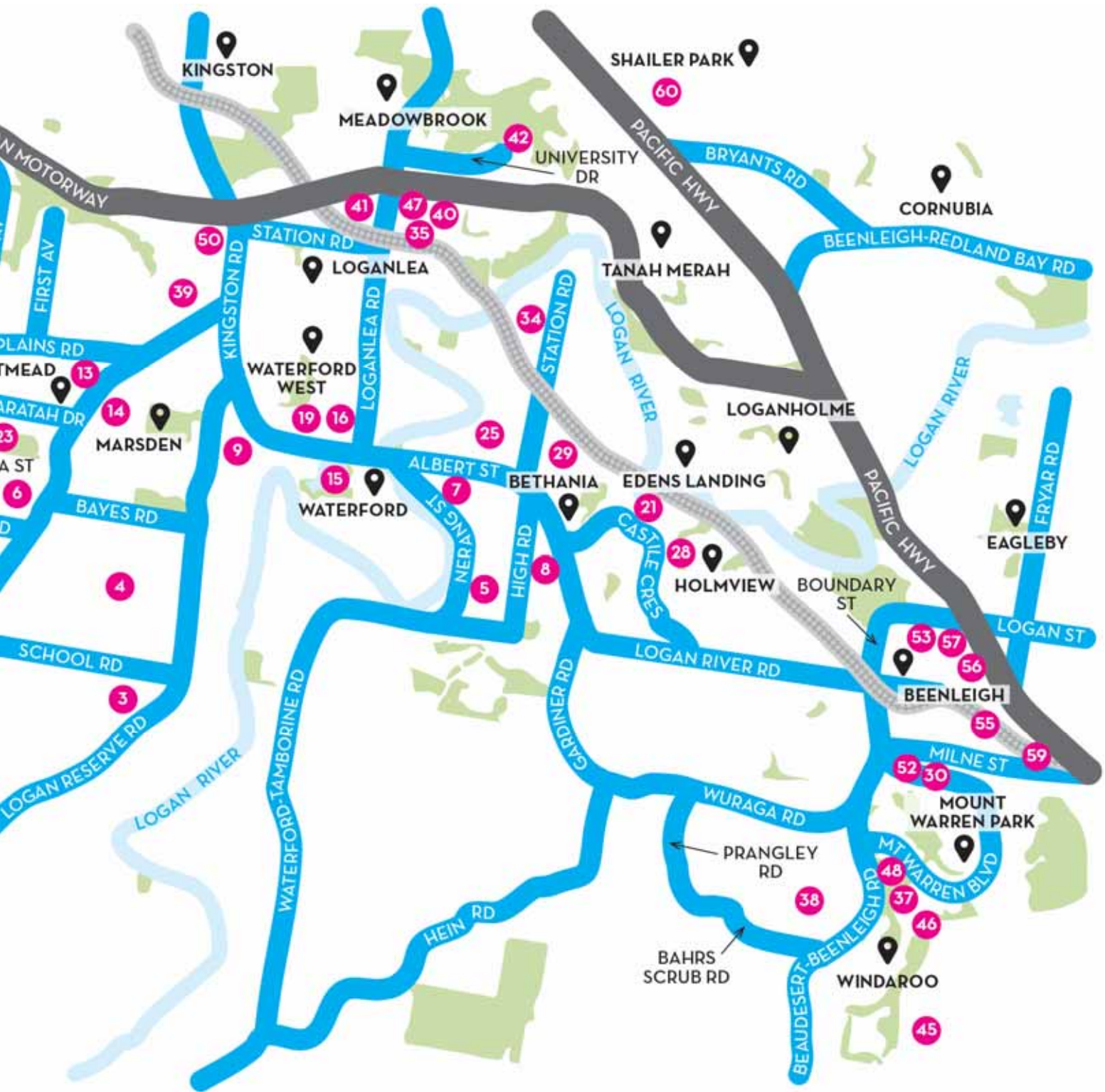


# Logan City



## Measured from Yarrabilba:

1. Boronia Park Medical Centre	12km, 12min	17. Aussie Adventures Educational Centre	19km, 16min
2. St Philomena School	14km, 12min	18. Park Ridge Animal Hospital	19km, 16min
3. Logan Reserve State School	15km, 14min	19. Waterford West State School	19km, 17min
4. Logan Reserve Private Airport	15km, 14min	20. Parklands Christian College	19km, 17min
5. Canterbury College + Childcare	16km, 13min	21. Edens Landing Neighbourhood Centre	19km, 18min
6. Early Education Centre Crestmead + Kidzplace Centre	16km, 14min	22. Crestmead State School	19km, 18min
7. Waterford State School	18km, 15min	23. Crestmead PCYC	19km, 19min
8. Aldi Bethania	18km, 16min	24. Greenbank Shopping Centre + 2 Medical Centres	20km, 16min
9. Tigger's Place Early Learning Centre	18km, 16min	25. Jeta Gardens Retirement & Aged Care Resort	20km, 18min
10. Kensington Fair Shopping Centre + Crestmead Medical	18km, 16min	26. Park Ridge State School	20km, 18min
11. Goodstart Early Learning Centre - Julie Street	18km, 16min	27. Park Ridge Shopping Centre	20km, 18min
12. St Francis College Crestmead	18km, 17min	28. Edens Landing State School	20km, 19min
13. Marsden State School	18km, 8min	29. Bethania Lutheran School	20km, 19min
14. Marsden State High School	18km, 8min	30. Beenleigh Special School	20km, 20min
15. Waterford Plaza + Waterford 7 Day Medical Centre	19km, 16min	31. Goodstart Early Learning Crestmead - Third Av	20km, 20min
		32. Burrowes State School	20km, 20min
		33. Little Heroes Childcare Centre	21km, 16min



- |  |             |  |             |
|--|-------------|--|-------------|
| 50. Bethania Community Aquatic Centre            | 21km, 19min |  |             |
| 51. Logan Public Hospital                        | 21km, 21min |  |             |
| 52. Marsden on Fifth Shopping Centre             | 21km, 21min |  |             |
| 53. Windaroo Shopping Village                    | 22km, 18min |  |             |
| 54. Windaroo Valley State High School            | 22km, 18min |  |             |
| 55. Marsden Park Shopping Centre                 | 22km, 20min |  |             |
| 56. TAFE QLD Brisbane - Loganlea Campus          | 22km, 21min |  |             |
| 57. Loganlea Railway Station                     | 22km, 21min |  |             |
| 58. Griffith University - Logan Campus           | 22km, 22min |  |             |
| 59. Logan Metro Indoor Sports Centre             | 22km, 22min |  |             |
| 60. SouthWest 1 Precinct (Urban Village Project) | 22km, 24min |  |             |
| 61. Rivermount College                           | 23km, 19min |  |             |
| 62. Windaroo Lakes Golf Course                   | 23km, 20min |  |             |
| 63. Meadowbrook Shopping + Waterford Surgery     | 23km, 22min |  |             |
| 64. Windaroo State School                        | 24km, 20min |  |             |
| 65. Greenbank State School                       | 24km, 20min |  |             |
| 66. Kingston Park Raceway                        | 24km, 25min |  |             |
|  |             | 34. Park Ridge State High School                 | 25km, 20min |
|  |             | 35. Beenleigh Arena                              | 25km, 23min |
|  |             | 36. Beenleigh Mall Shopping Centre               | 25km, 23min |
|  |             | 37. Middle Road Veterinary Hospital              | 26km, 20min |
|  |             | 38. Beenleigh Railway Station                    | 26km, 23min |
|  |             | 39. Beenleigh Market Place                       | 26km, 23min |
|  |             | 40. Evocca College - Beenleigh Campus            | 26km, 23min |
|  |             | 41. Logan West Aquatic & Fitness Centre          | 27km, 22min |
|  |             | 42. Mitre 10 Mega Centre                         | 27km, 23min |
|  |             | 43. Logan Hyperdome & Home Centre                | 27km, 26min |
|  |             | 44. Crossroads + Westpoint etc. Shopping Centres | 29km, 24min |
|  |             | 45. Grand Plaza Shopping Centre + Village Square | 29km, 25min |
|  |             | 46. Masters Home Improvement Store               | 30km, 25min |
|  |             | 47. TAFE QLD Brisbane (Smaller Training Centre)  | 30km, 26min |
|  |             | 48. Springfield CBD                              | 34km, 30min |
|  |             | 49. Brisbane CBD                                 | 48km, 47min |





# Demographics

- 2011 Census Data:
  - Cedar Creek and Yarrabilba's combined population was 832
  - Forecasts suggest the population of the Yarrabilba suburb alone could reach 50,000, once the Yarrabilba Estate is complete in 2041
  - Nearly 83% of the population consisted of families
  - More than half of the families were couples with children
  - Pre-adolescent children between 0 and 14 years of age made up 21% of the population
  - Cedar Creek and Yarrabilba's median age was 40
  - Full-time workers represented 58% of the Cedar Creek and Yarrabilba labour force, while 32% were part-time workers
  - Top 5 occupations: Managers (16%), professionals (16%), technicians and trades workers (15%), clerical and administration workers (14%) and sales workers (10%)
  - Top 3 industries of employment: Education, retail and construction
  - Approx. 96% of occupied private dwellings were separate, detached houses
  - Over 50% of occupied private dwellings were owned via mortgage, 32% were owned outright and 13% were rented

*(Sources: ABS 2011; Logan City Council 2010; The State of Queensland (Department of Infrastructure, Local Government and Planning 2015))*

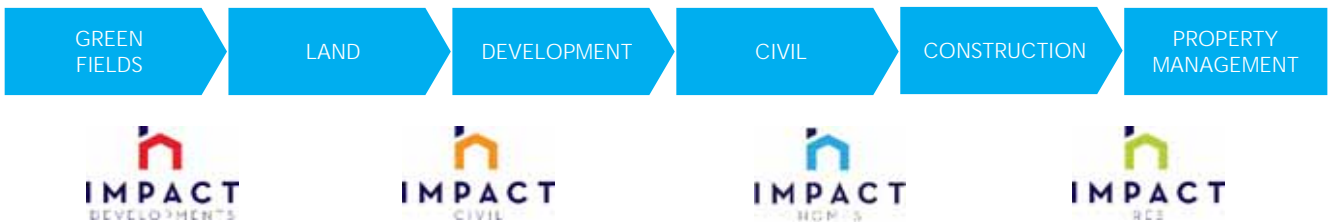


# Impact Group AUS

*Impact Group AUS is a group of companies that are privately owned by Australians and operate in Australia. Impact employs over 80 people and operates four distinct business units providing services throughout Queensland and New South Wales.*

To support the “more than a roof over your head” philosophy we continue to expand and offer new services to new markets.

Impact has developed a simple and scalable business model that provides a full end-to-end service from green field to ongoing property management.



## Impact Developments

Impact Developments has successfully undertaken a range of medium size land subdivision and community title townhouse projects since 2010. We manage the residential development process from start to finish, adding value through the acquisition, design, approval, construction, finance and sales stages of each project.

From delivering a boutique eight townhouse complex to a 150 lot subdivision, over 10 stages, Impact has demonstrated its ability to deliver land subdivisions and townhouse projects on time, constructed to the highest standards and with a commitment to common-sense design.

## Impact Civil

Impact Civil provides professional civil and site development services to the Impact Group's, as well as third parties, residential subdivisions and community title townhouse projects.

We project manage the civil process from start to finish and undertake the whole gamut of site clearing, bulk earthworks, roads and drainage, sewer and water reticulation, storm water, retaining and landscaping.

## Impact Homes

Established in 1996, Impact Homes is one of the most respected and competitively priced suppliers of residential land and house packages along Australia's Eastern Seaboard. We offer a full range of design, build and maintenance services to meet the growing needs of real estate investors. We continue to add the services necessary to provide trusted real estate solutions.

Through integrity, the Impact Homes team will deliver honest, reliable, high quality and competitively priced homes. From a fixed price investment to a well-designed, modern home – Impact Homes offers more than just a roof over your head. We build houses you're proud to call home.

## Impact RES

Impact Real Estate Solutions offers a comprehensive suite of services designed to meet all of your property management needs.

At Impact Real Estate Solutions we believe that your needs should be at the forefront of our service offering, ensuring the best possible return on your investment and providing you the greatest possible peace of mind. Impact Real Estate Solutions has a large territory of rental properties from Caboolture to the Tweed and out West to Ipswich, and with a dedicated team of professionals devoted to managing them all, we have you covered.



MORE  
THAN JUST A  
ROOF  
OVER YOUR HEAD

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